



DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET

COMMERCIAL
MASNACHOL

BANGOR

2nd Floor, City Council Offices, Ffordd Gwynedd, Bangor, LL57 1DT

RENT (Whole) £3,000 pa



- Second Floor Office Accommodation
- Available As A Whole Or As Separate Units
- City Centre Location
- Kitchen & Wc Facilities To Each Floor
- Flexible Terms
- Utilities & Insurance Included

Viewing / Enquiry
01286 676760 / 01248 371212





DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL MASNACHOL

ACCOMMODATION

The premises provide the following approximate areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Office	19.97 m ²	214.97 ft ²
Office	20.15 m ²	216.93 ft ²
Office	17.56 m ²	189.10 ft ²
Kitchen	6.97 m ²	75.11 ft ²

TENURE

The premises are available by way of a new lease, term to be negotiated.

RENT

£3,000 pa.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£8,500
----------------	--------

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

EPC

EPC Rating F. A full copy of the report is available from the selling agents or:

<https://www.ndepcregister.com/>

Contact: Sarah Morton

Tel: 01286 676760 / 07879 554 684

Email: commercial@dafyddhardy.co.uk

SUBJECT TO CONTRACT

12 Y Maes, Caernarfon, Gwynedd LL55 2NF | commercial@dafyddhardy.co.uk | 01286 676760

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.